088.0	0001	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	685,400 / 685,400
					USE VALUE:	685,400 / 685,400
					ASSESSED:	685,400 / 685,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		VISTA CIR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GIOLITO JULIA D	
Owner 2:	LIFE ESTATE	
Owner 3:		
Street 1:	9 VISTA CIR	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	GIOLITO JULIA D -
Owner 2:	-
Street 1:	9 VISTA CIR
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 8,400 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Wood Shingle Exterior and 1342 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8400.000	212,800	2,200	470,400	685,400
Total Card	0.193	212,800	2,200	470,400	685,400
Total Parcel	0.193	212,800	2,200	470,400	685,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 510.73 | /Parcel: 510.7

Legal Description

User Acct 55594

GIS Ref

GIS Ref

Insp Date 09/19/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 088.0-0001-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	212,800	2200	8,400.	470,400	685,400	685,400	Year End Roll	12/18/2019
2019	101	FV	174,900	2200	8,400.	477,100	654,200	654,200	Year End Roll	1/3/2019
2018	101	FV	157,400	2200	8,400.	356,200	515,800	515,800	Year End Roll	12/20/2017
2017	101	FV	157,400	2200	8,400.	322,600	482,200	482,200	Year End Roll	1/3/2017
2016	101	FV	157,400	2200	8,400.	309,100	468,700	468,700	Year End	1/4/2016
2015	101	FV	153,500	2200	8,400.	262,100	417,800	417,800	Year End Roll	12/11/2014
2014	101	FV	153,500	2200	8,400.	248,600	404,300	404,300	Year End Roll	12/16/2013
2013	101	FV	153,500	2200	8,400.	236,500	392,200	392,200		12/13/2012

!7137!

PRINT

Date	Time
12/10/20	21:48:48

LAST REV

Date	Time
10/01/18	14:21:39

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7137

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GIOLITO JULIA D	63575-484		5/5/2014	Convenience	99	No	No		
	9936-52		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	55594
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/19/2010	121	Siding	32,950					VINYL SIDING & 1 W

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	CC	Chris C
3/21/2009	Meas/Inspect	197	PATRIOT
3/4/2000	Inspected	197	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	277	PATRIOT
8/5/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8400		Sq. Ft.	Site		0	70.	0.80	5									470,400						470,400	

Total AC/HA: 0.19284 | Total SF/SM: 8400 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 470,400 | Spl Credit | Total: 470,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	6 - Slab		
Frame:			
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.97010303
Adj $ / SQ:	163.705
Other Features:	69500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	289192
Depreciation:	76347
Depreciated Total:	212845

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

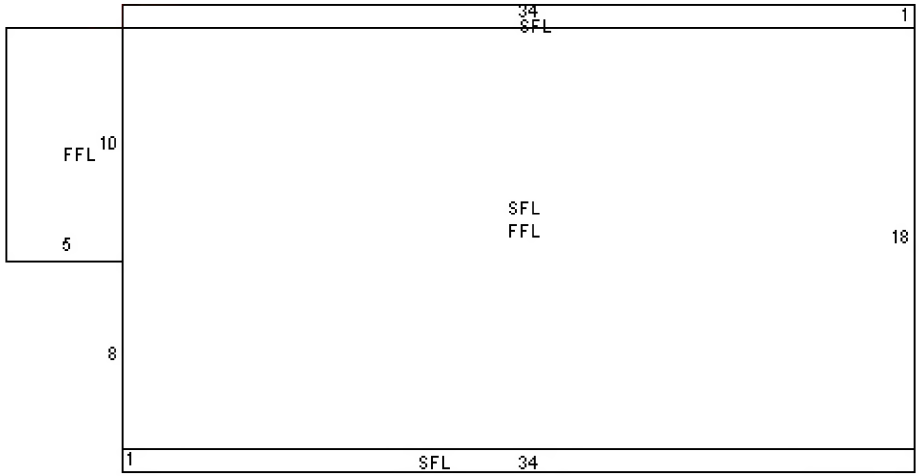
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	163.70
Special Features:	0	Val/Su Net:	158.57
Final Total:	212800	Val/Su SzAd	158.57

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	680	163.700	111,319
FFL	First Floor	662	163.700	108,373

Net Sketched Area:	1,342			Total:	219,692
Size Ad	1342	Gross Are	1342	FinArea	1342

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 088.0-0001-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
14	Open Porch	D	Y	1	10X12	A	AV	1955	30.25	T	40	101			2,200			2,200
2	Frame Shed	D	Y	1	9X9	A	AV	1955	0.00	T	40	101						

More:	N	Total Yard Items:	2,200	Total Special Featues:		Total:	2,200

IMAGE

AssessPro Patriot Properties, Inc